

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Municipal Administration & Urban Development – Guntur Municipal Corporation - Regularization of encroachments made by certain encroachers in T.S.No. 165/3A2, admeasuring A.C. 1.38 cents, situated at Koritepadu of Guntur District on payment of the Market Value – Orders – Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (J) DEPARTMENT**

**G.O.Ms.No. 354**

**DATED: 11/09/2012**

**Read the following:**

1. From the Commissioner, Guntur Municipal Corporation, Letter Roc.No.30528/81-G1, Dated : 23.03.2011.
2. From the Collector & Magistrate, Guntur, Letter Rc.No.2177/2011-E2, Dated : 04.08.2011.
3. From the Spl., C.S and CCLA, Hyderabad, Letter No. B2/1827/2 011, Dt.13.01.2012.

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**ORDER:**

In the reference 1<sup>st</sup> read above, the Commissioner, Municipal Corporation, Guntur has stated that, an extent of A.C 2.60 cents was acquired by the then Guntur Municipality for the purpose of Water Reservoir at Koritepadu covered by S.No.164 and 165 of Koritepadu village on payment of compensation of Rs.2,37,808/- and possession was taken on 02.03.1983. Accordingly an Award was passed in Award No.5/85, Dated 1.10.1985; the Executive Engineer, Public Health Special Division, Guntur in his Letter, Dt.17.05.1984 has stated that the Land Acquired is not having proper access to dump the material and there are big heaps and no proper approach to the acquired site and finally stated that unless the above defects are rectified the land acquired is not useful for the purpose for which it was acquired. Since then the acquired land i.e., an extent of Ac.1.38 land acquired by the Corporation covered in T.S.No. 165/3A2 was occupied by certain encroachers by raising permanent structures.

The Commissioner, Municipal Corporation, Guntur has, therefore, requested the Government to dispose of the acquired site i.e., Ac.1.38 cents covered by T.S.No.165/3A1 to the encroachers themselves on payment of Market Value, fixed by the Government.

In the reference 2<sup>nd</sup> read above, the Collector, Guntur District has stated that, the Revenue Divisional Officer, Guntur in his report has stated that the Tahasildar, Guntur, has reported that originally the land for an extent of Ac.1.38 cents held in Sy.No.165/3A2 was acquired by the then Revenue Divisional Officer & Land Acquisition Officer, Guntur and handed over to the then Municipal Corporation, Guntur; the same was acquired by virtue of Award No.5/85 for the purpose of construction of Water Reservoir and subsequently the intended purpose has not materialized and that the entire extent of Ac.1.38 cents was encroached by 59 individuals and that they constructed houses and are living there for the last 20 years. The Municipal Corporation, Guntur has passed Resolution in CR.No.292 and 293 Dt.23.06.2007, to request the Government to allot the site to the existing encroachers fixing reasonable market value.

The Collector, Guntur District has further stated that the Revenue Divisional Officer, Guntur has reported that at present there are (60) encroachers in the said land. Out of which, 56 encroachers come under Below Poverty Level category and the remaining (4) encroachers come under Above Poverty Level category. The encroachers list was prepared with occupied extent in Sq. feet. As per the Sub-Registrar Office, Koritepadu, the basis value of the encroached land i.e., Door No.4-23-67 etc., is an amount of Rs.6,000/- per square yard and the prevailing market value is an amount of Rs.12,000/- per square yard the Revenue Divisional Officer, Guntur who personally inspected the land along with the Tahsildar, Guntur and their office field staff, has stated that the land is covered with built up area and all the encroachers have constructed houses like thatched houses. Asbestos Cement sheets and Reinforced Cement Concrete roof and all the houses are having Door Nos. of the Municipal Corporation, Guntur. The encroachers are residing in the subject land for the last several years and all the encroachers are daily laborers and come under the Below Poverty Level Category as shown in the list. Since the proposed land belongs to Municipal Corporation, Guntur, the encroachments cannot be regularized under G.O.Ms.No.166, Revenue (Assn.POT) Department, Dt.16.02.2008.

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The Collector, Guntur District, while furnishing the report of the Revenue Divisional officer, Guntur along with the report of the Tahasildar Guntur and the statement showing the particulars of status of the encroachers and a copy of Market value details sheet of Sub-Registrar, Koritepadu, has requested the Government to issue appropriate orders in the matter.

In the reference 3<sup>rd</sup> read above, the Special Chief Secretary & Chief Commissioner of Land Administration, Hyderabad, while recommending the proposal, has requested the Government, to permit for allotment of the land in T.S.No. 165/3A2, admeasuring A.C.1.38 cents, situated in Nandamuri Taraka Ramarao Colony, Guntur Town, occupied by the encroachers, adopting the basic land value as on 31.12.2003, the slab system specified in G.O.Ms.No.166, Revenue Department, Dt.16.2.2008.

Government, after careful examination of the matter, decided to regularize the site to an extent of Ac. 1.38 in Sy.No. 165/3A(2), occupied by the encroachers, situated in Nandamuri Taraka Ramarao Colony, Guntur Town, in favour of the encroachers, adopting the basic land value as on 31.12.2003, specified in G.O.Ms.No.166, Revenue (Assn.POT) Department, Dt.16.02.2008, observing all other conditions laid down in the said G.O.

Accordingly, Government, hereby regularize the site to an extent of Ac. 1.38 in Sy.No. 165/3A(2), occupied by the encroachers, situated in Nandamuri Taraka Ramarao Colony, Guntur Town, in favour of the encroachers, adopting the basic land value as on 31.12.2003, specified in G.O.Ms.No.166, Revenue (Assn.POT) Department, Dt.16.02.2008, observing all other conditions laid down in the said G.O. with the condition that the proceeds shall go to Municipal Corporation, Guntur.

The Commissioner, Guntur Municipal Corporation/Collector, Guntur District, shall take further action accordingly.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B. SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT (MA) FAC**

To

**The Commissioner**, Guntur Municipal Corporation, Guntur

**The Collector**, Guntur District, Guntur.

**Copy to :**

**The Commissioner** & Director of Municipal Administration, A.P., Hyderabad

**The Spl.Chief Secretary** & Chief Commissioner of Land Administration,  
A.P., Hyderabad.

**The O.S.D.to** Minister (MA & UD)

**The Principal Secretary** (MA) FAC MA & UD Dept.

**SF/SC**

//FORWARDED BY ORDER//

**SECTION OFFICER**